



Delegated Report

Application No:	20240025
Location:	Former Guru Nanak Darbar Gurdwara Clarence Place Gravesend Kent
Description:	Application for non-material amendment to planning permission reference number 20220728 to allow variation on conditions 19, additional vents to pass through the main roof and 22, CCTV cameras to be located on the front elevation viewing the main entrance to the property.
Applicant:	Guru Nanak Darbar Gurdwara

Proposal

Application for a non-material amendment to planning permission reference 20220728 for Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities to allow variation on conditions 19, additional vents to pass through the main roof and 22, CCTV cameras to be located on the front elevation viewing the main entrance to the property.

The application consists of the following

Application Form

Cover letter

Drawing no. PD-25 (proposed elevations)

Drawing no. PD-21 (proposed CCTV cameras front elevation)

Relevant Planning History

20240023	Application for a non-material amendment to planning permission reference number 20220728 to allow demolition of the two modern side wings and rebuild them in the same position. Removal of the existing modern red stock brick plinth to the front elevation. Removal of the Sikh Symbol on the apex of the roof to the front elevation.	Permitted 06.02.2024	
20231017	Application for a non-material amendment to planning permission reference number 20220728 to change the wording of condition 7 to allow that all doors and windows to be replaced on a like for like basis with matching historic	Permitted	06.12.2023

materials.

20220728	Conversion of existing building to accommodate 14 residential apartments with ancillary cycle and bin storage facilities	Permitted	31.01.2023
----------	--	-----------	------------

Development plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposed changes for to this application are to vary condition 19 which states:

Ventilation of the roof space shall not be provided via tile vent at any time.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

To allow for louvred lead vents in the roof for ventilation as seen below:



No objection is raised to the proposed vents and they are considered non-material. Therefore the condition can be reworded to read:

Ventilation of the roof space shall be provided via louvred lead vents as shown in Drawing PD-25.

Reason: To ensure the development preserves the character and appearance of the Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 22 reads:

No post boxes, meter boxes, satellite dishes, vents or flues or other service outlets or piping shall be attached to or inserted into the front elevation of the building at any time.

Reason: In order to ensure special regard is paid to protecting the character and appearance of the Windmill Hill Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

The applicant wishes to vary this to allow for small CCTV cameras to be mounted on the building. Drawing no. PD-21 shows two small cameras on the front elevation as can be seen below:



No objection is raised to these two small cameras and the condition can be re-worded to read:

No post boxes, meter boxes, satellite dishes, vents or flues or other service outlets or piping (with the exception of the CCTV cameras shown on drawing no. PD-21) shall be attached to or inserted into the front elevation of the building at any time.

Reason: In order to ensure special regard is paid to protecting the character and appearance of the Windmill Hill Conservation Area pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).

It is considered that the above changes are non-material in terms of the size of the development and the application can be supported.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
----------------------	--------------------	---------------------	---------------------

Signed:		Signed:	
Dated:	6th February 2024	Dated:	6th February 2024